117.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	726,300 / 726,300
					USE VALUE:	726,300 / 726,300
					ASSESSED:	726,300 / 726,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
84		DOTHAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHOW ALBERT &
Owner 2:	ZHONG IVY
Owner 3:	
Street 1:	84 DOTHAN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DUFFY DOROTHY J -
Owner 2:	-
Street 1:	84 DOTHAN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .201 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Asbestos Exterior and 1627 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8765.000	248,200		478,100	726,300
Total Card	0.201	248,200		478,100	726,300
Total Parcel	0.201	248,200		478,100	726,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 446.40 /Parcel: 446.40

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 75313

GIS Ref

GIS Ref

Insp Date 10/04/18

!9088!

PREVIOUS ASSESSMENT

Parcel ID 117.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	248,200	0	8,765.	478,100	726,300		Year end	12/23/2021
2021	101	FV	240,200	0	8,765.	478,100	718,300		Year End Roll	12/10/2020
2020	101	FV	240,300	0	8,765.	478,100	718,400	718,400	Year End Roll	12/18/2019
2019	101	FV	192,100	0	8,765.	471,200	663,300	663,300	Year End Roll	1/3/2019
2018	101	FV	192,100	0	8,765.	362,000	554,100	554,100	Year End Roll	12/20/2017
2017	101	FV	192,100	0	8,765.	341,500	533,600	533,600	Year End Roll	1/3/2017
2016	101	FV	192,100	0	8,765.	314,200	506,300	506,300	Year End	1/4/2016
2015	101	FV	187,100	0	8,765.	293,700	480,800	480,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:27:11

LAST REV

Date	Time
10/09/18	09:14:43
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9088

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUFFY DOROTHY J	62435-575		8/12/2013		459,900	No	No		
DUFFY DOROTHY J	29199-604		10/8/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	75313
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2007	233	Re-Roof	4,100					

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	Inspected	CC	Chris C
9/14/2018	MEAS&NOTICE	CC	Chris C
3/3/2009	Measured	372	PATRIOT
2/9/2000	Measured	264	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8765		Sq. Ft.	Site		0	70.	0.78	6									478,066						478,100	

Total AC/HA:	0.20122	Total SF/SM:	8765	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	478,066	Spl Credit		Total:	478,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.94040596
Adj $ / SQ:	165.041
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	359671
Depreciation:	111498
Depreciated Total:	248173

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

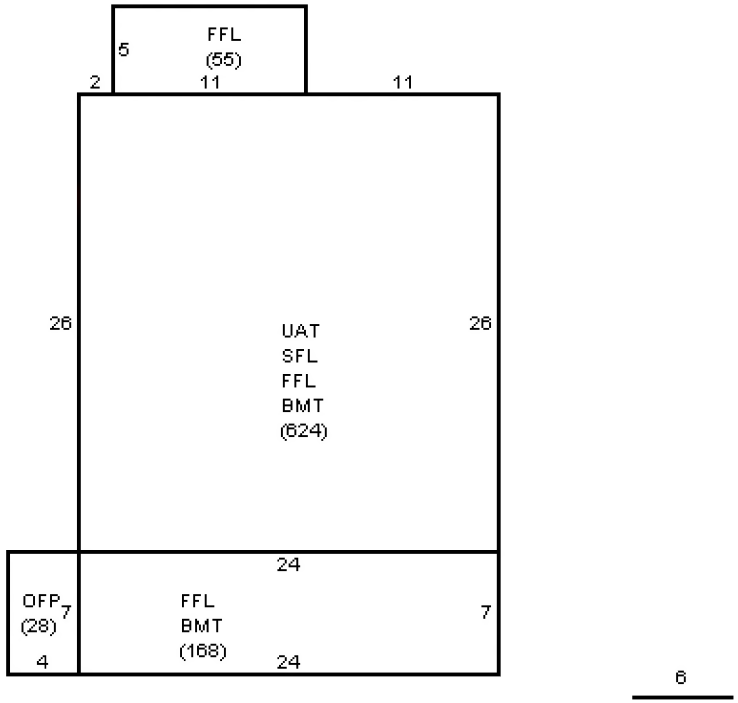
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	165.04
Special Features:	0	Val/Su Net:	101.43
Final Total:	248200	Val/Su SzAd	168.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	847	165.040	139,790
BMT	Basement	792	49.510	39,214
SFL	Second Floor	624	165.040	102,986
UAT	Upper Attic	156	115.530	18,023
OFP	Open Porch	28	41.380	1,159

Net Sketched Area:	2,447	Total:	301,172
Size Ad 1471	Gross Area 2915	FinArea	1627

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

117.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X14	A	AV	1995	0.00	T	19.2	101						

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc